

Affected Premises:
25 Nutting Avenue
Amherst, Massachusetts

QUITCLAIM DEED

We, MARIE E. DESCH and RICHARD M. GOLD,
of Amherst, Hampshire County, Massachusetts

for no monetary consideration

grant to MARIE E. DESCH, RICHARD M. GOLD, and NILES A. GOLD, as joint tenants
with right of survivorship, to hold in such proportions as are specified
below,

of P.O. Box 9614, North Amherst, Massachusetts 01059

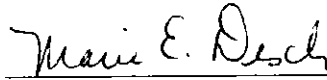

with QUITCLAIM COVENANTS, all our right, title, and interest in and to the
land in Amherst, Hampshire County, Massachusetts, more particularly described
on Exhibit A attached hereto and incorporated herein.

Upon this conveyance, the parties shall own the premises in the following
proportions:

Richard M. Gold	30%
Marie E. Desch	30%
Niles A. Gold	40%

Being the same premises conveyed to the grantors herein by deed of Francis D.
DeVito, and recorded in the Hampshire County Registry of Deeds, Book 2061,
Page 115.

Executed as a sealed instrument this 2nd day of January, 1996.


Marie E. Desch

Richard M. Gold

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

January 2, 1996

Then personally appeared the above-named Marie E. Desch and Richard M.
Gold and acknowledged the foregoing to be their free act and deed, before me

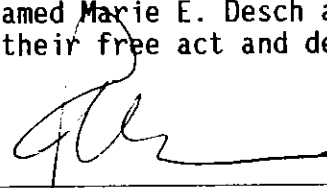

Richard M. Evans Notary Public
My commission expires: 8/11/00

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, at the intersection of the easterly side of Nutting Avenue and the southerly side of Phillips Street, bounded and described as follows:

Beginning at a highway stone which marks the corner of Phillips Street and Nutting Avenue, it being the northwest corner of the premises conveyed, and running thence easterly on said Phillips Street 120 feet 6 inches to an iron pin at land now or formerly of one Moore; thence running southerly on said Moore land 69 feet 6 inches to an iron pin at land now or formerly of one Hill; thence running westerly on said Hill land 120 feet 6 inches to an iron pin on the easterly side of Nutting Avenue; thence running northerly on said Nutting Avenue 69 feet 6 inches to the place of beginning; containing 8,274.75 square feet of land, and being Lot No. 16 as shown on a plan of lots of S. A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31.

Being the same premises conveyed to the grantors herein by deed of Francis D. DeVito, and recorded in the Hampshire County Registry of Deeds, Book 2061, Page 115.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE